

DECISION/DIRECTION NOTE

Title: 265 LeMarchant Road – DEV220040 – Discretionary Use and Heritage Report

Date Prepared: November 19, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 2

Decision/Direction Required:

To approve the Heritage Report for a proposed extension and renovation at 265 LeMarchant Road (the former West End Fire Station), a designated Heritage Building, and approve a discretionary use in the designated Heritage Building and its proposed extension.

Discussion – Background and Current Status:

The City received a discretionary use application for a Heritage Use at 265 LeMarchant Road as part of the redevelopment of the property. The subject property is within the Institutional District of the Envision St. John's Municipal Plan, and zoned Institutional Downtown (INST-DT). A Heritage Use is listed as a discretionary use in the INST-DT Zone.

A Heritage Use allows any use of a designated Heritage Building which is, in Council's opinion, compatible with adjoining uses. The application is to redevelop the unoccupied building by adding an additional two (2) storeys to make it a 4-storey building. Twenty (20) dwelling units are proposed, as sixteen 2-bedroom units and four 1-bedroom units. The dwelling units will occupy an area of 1,918.75 square metres.

As per Section 8.3 of the Development Regulations, the parking requirements for a Heritage Use are determined by Council. The applicant has provided 20 parking spaces onsite, 1 per dwelling unit, in line with the residential use requirement of 1 space per dwelling unit.

The property is located within Heritage Area 3 and was designated by Council as a Heritage Building in December 2021. Council approved terms of reference for a Heritage Report in May 2022. The Heritage Report (attached for Council's consideration) that met the terms of reference was received in October 2024.

Public Consultation

The applicant applied for a Heritage Use in the designated Heritage Building as well as in the extension; this is a discretionary use in the zone. Public consultation is required for a discretionary-use application, and also for an extension to a designated Heritage Building with a Heritage Use. To save time, the discretionary use application has been advertised at the same time as the Heritage Report.

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Public consultation was carried out as per the provisions of the Envision St. John's Development Regulations by way of a notice published in *The Telegram* newspaper on October 25, and November 1 and 8, 2024 with a deadline for comments on November 12, 2024. A notice was also published on the City's website where the public could view the Heritage Report. Four (4) submissions were received. All submissions are in favour of the proposed development and noted their appreciation of the thoughtful design of the building redevelopment. The submissions are attached for Council's review.

Heritage Report

The Heritage Report was reviewed by staff for compliance with the St. John's Heritage By-Law, Schedule D - Heritage Design Standards.

Council's recent amendment to Section 6 of the Development Regulations provided direction for Heritage Uses in extensions to designated Heritage Buildings. A vertical extension to a designated Heritage Building must be horizontally recessed. The size of the building stepback is in the discretion of Council. The proposed stepback for 265 LeMarchant Road is 4 inches (10.2 cm). This is noted on the building elevations in the Heritage Report. The intent is to highlight the original building by recessing the higher storeys. While a 4 inch building stepback is not major, the applicant selected exterior cladding materials and colours to highlight the original building. Additionally, exterior lighting was placed strategically to enhance the visibility of the original fire station.

The City's Built Heritage Experts Panel (BHEP) reviewed an earlier version of the Heritage Report at its meeting on August 28, 2024. BHEP comments were provided to the applicant for consideration. The applicant updated the report to include most recommendations of the BHEP. The Heritage Panel gave suggestions on the style of the proposed balconies, recommending a more streamlined design. This was considered by the applicant but ultimately left as originally proposed.

From the City's Heritage Design Standards for additions to designated Heritage Buildings:

Additions shall be the same architectural style, or similar and compatible with the building's architectural characteristics.

Modern façade designs may be approved by Council provided the addition is physically and visually compatible with, subordinate to and distinguishable from the designated building; enhances the visual prominence of the designated building; and does not detract from the character defining elements of the designated building.

Staff confirm that the proposed design is in line with the Heritage Design Standards, and recommend that Council adopt the attached Heritage Report.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

2. Partners or Other Stakeholders: Built Heritage Experts Panel, property owner; nearby residents and property owners; heritage advocates.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

An Effective City: Ensure accountability and good governance through transparent and open decision making.
5. Alignment with Adopted Plans: Envision St. John's Development Regulations; St. John's Heritage By-Law.
6. Accessibility and Inclusion: Building accessibility will be assessed later.
4. Legal or Policy Implications: The adopted Heritage Report will form part of the development approval, to be obtained.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Consultation was completed in accordance with the Envision St. John's Development Regulations.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council approve the discretionary-use application for a Heritage Use at 265 LeMarchant Road to allow 20 dwelling units and set the parking requirement at 20 parking spaces for a Heritage Use.

Further, that Council adopt the attached Heritage Report for 265 LeMarchant Road dated October 7, 2024.

Prepared by: Lindsay Church, MCIP, Planner III – Urban Design and Heritage

Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	265 Lemarchant Road - DEV2200040 - Discretionary Use and Heritage Report .docx
Attachments:	- 265 LEMARCHANT ROAD - Location Map.pdf - INST-DT Zone Table.pdf - 265 LeMarchant Road - Heritage Report - October 7, 2024 - FINAL.pdf
Final Approval Date:	Nov 20, 2024

This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Nov 20, 2024 - 1:08 PM

Jason Sinyard - Nov 20, 2024 - 3:47 PM